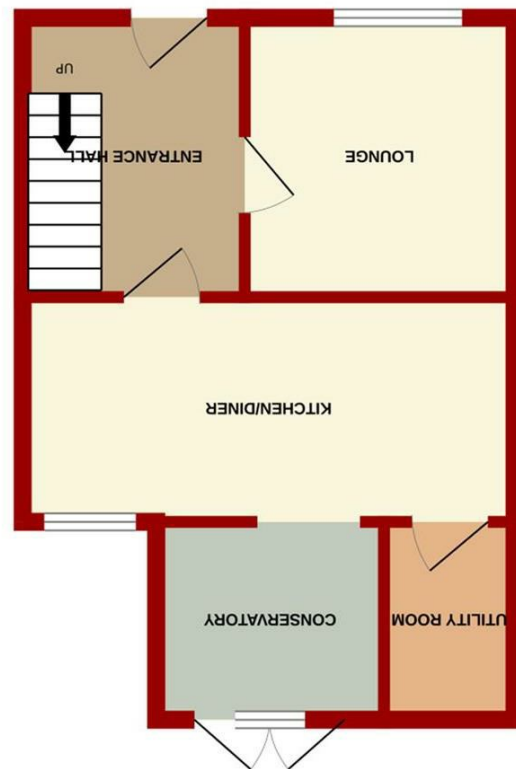
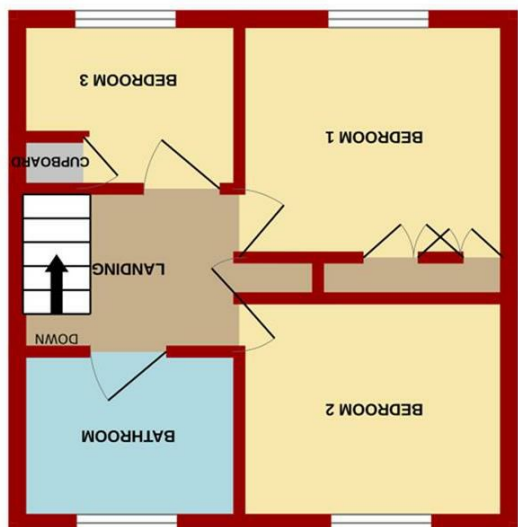
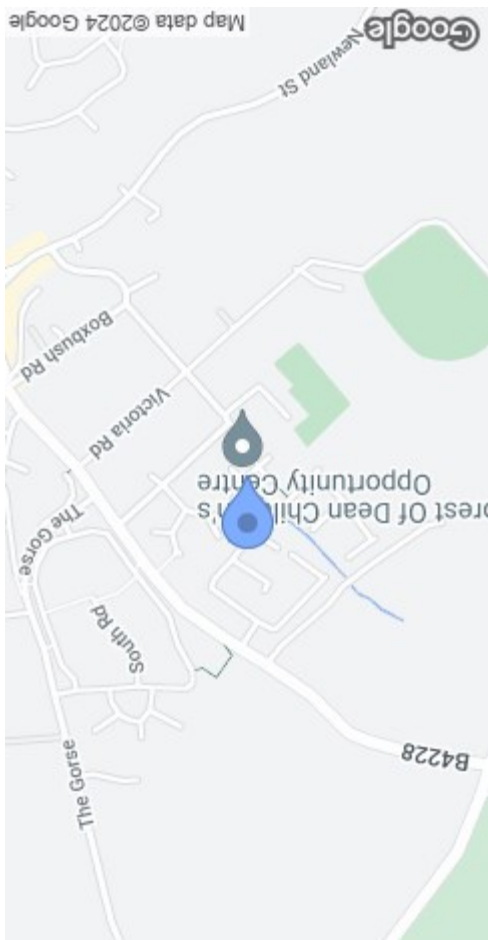




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

England & Wales																													
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating																												
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20 Oakfields
 Coleford GL16 8EN

£220,000

THREE BEDROOM PROPERTY SITUATED CLOSE TO THE COLEFORD TOWN CENTRE HAVING SPACIOUS LIVING ACCOMMODATION, SOCIABLE KITCHEN/DINER, ENCLOSED GARDENS AND NO ONWARD CHAIN.

The historic market town of Coleford is in the delightful Forest of Dean, close to the Wye valley. Well located for all motorway links (M50 & M48 are within a 12 mile radius) yet enjoys a full range of local facilities to include: Cinema, Post Office, Bank, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling and two separate Golf Courses. Coleford became the first, of hopefully many more towns in the Forest of Dean District to have gained accreditation to the Walkers are Welcome UK network. Walkers are Welcome has a membership of over 100 towns and villages in the UK, whose main aim is to assist with our respective communities' economic growth, physical health and mental well-being through walking.



The property is via a double glazed panelled door into:

ENTRANCE HALLWAY

Radiator, power points, stairs to the first floor, ceiling light, understairs storage cupboard. Door into

LOUNGE

12'03 x 11'02 (3.73m x 3.40m)

Radiator, power points, TV point, inset ceiling spot lights, front aspect upvc double glazed window.

KITCHEN/DINER

18'01 x 11'07 (5.51m x 3.53m)

Range of fitted shaker style wall, base and drawer mounted units, double electric Hotpoint oven, four ring gas hob with cooker hood above, integrated dishwasher, one and a half bowl single drainer sink unit with mixer tap over, partly tiled walls, power points, inset ceiling spotlights, island with a range of base and drawer mounted units and space for stools, radiator, space for dining table and chairs, power points. Door into:

UTILITY ROOM

10 x 5'03 (3.05m x 1.60m)

Wall and base mounted units, space for fridge freezer, space for washing machine and tumbler dryer, power points, inset ceiling spotlights, tiled flooring.

CONSERVATORY

11'00 x 9'05 (3.35m x 2.87m)

Power points, radiator, rear aspect upvc double glazed French

doors leading out to the garden, range of side and rear double glazed windows.

FROM THE ENTRANCE HALLWAY, STAIRS LEAD TO THE FIRST FLOOR:

LANDING

Access to loft space, radiator, power points, airing cupboard. Door into:

BEDROOM 1

12'00 x 9'06 (3.66m x 2.90m)

Range of wardrobes with hanging rails and shelving, radiator, power points, front aspect upvc double glazed window.

BEDROOM 2

9'06 x 11'06 (2.90m x 3.51m)

Radiator, power points, storage cupboard, rear aspect double glazed window.

BEDROOM 3

8'07 x 8'01 (2.62m x 2.46m)

Radiator, power points, fitted storage cupboard front aspect double glazed window.

BATHROOM

White suite comprising modern p shaped bath with shower attachment over, close coupled W.C, vanity unit with built in wash hand basin, tiled flooring, rear aspect upvc double glazed window.

OUTSIDE

The front of the property has a pathway leading to the front door, with gravel borders, enclosed by fencing and gating. The rear garden is laid to patio creating an entertaining area, enclosed by fencing surround.

SERVICES

Mains gas, mains electric, mains water, mains drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: B
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWINGS

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

